

**ATTACHMENT J2**

# Youngstown ARS Water Distribution System

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# J2 Youngstown ARS Water Distribution System

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## J2.1 Youngstown ARS Overview

Youngstown ARS is located at the Youngstown-Warren Regional Airport in Trumbull County, in northeastern Ohio. Its primary mission is to serve as home of the 910th Airlift Wing, an Air Force Reserve C-130H unit with two flying squadrons and a total of 16 aircraft. A portion of the Wing is devoted to its aerial spray mission. The Wing has nearly 1,300 drilling Air Force Reservists. The installation also hosts a Navy-Marine Corps Reserve Center that is home to nearly 400 Naval and Marine Corps Reservists.

The installation has 59 operational buildings, primarily aviation maintenance, training and administrative facilities. While there are dormitories for temporary lodging, there is no permanent housing on the installation. The Western Reserve Port Authority (a joint venture of Mahoning and Trumbull Counties and the cities of Warren and Youngstown) operates the airport itself, including its three runways, while the Air Force provides full-time fire protection for the entire airport. The Federal Aviation Administration's control tower is located on the installation. The installation also operates an additional assault runway on leased property parallel to the airport's main runway. This assault strip is not contiguous to the installation, has no water supply, and is not considered in this solicitation.

## J2.2 Water Distribution System Description

### J2.2.1 Water Distribution System Fixed Equipment Inventory

The Youngstown ARS water distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, fire hydrants, storage facilities, exterior backflow devices, pumps, and meters. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the water distribution system privatization are:

- The entire fire suppression system, from its connection to the water distribution system at Building 307.

- The airfield marking beacon and associated electrical distribution lines on the elevated water tower.

### J2.2.1.1 Description

Potable water is distributed via approximately 40,000 feet of water main, covering the entire installation. The water distribution system was replaced almost in its entirety in 1997, and consists primarily of 8-inch PVC pipe. Sections of 8-inch asbestos cement pipe installed between 1977 and 1982 are still present along Twining Road, and connecting to buildings 301 and 302. A section of the system along the flightline in front of buildings 407 and 413 consists of 8-inch ductile iron pipe installed in 1994. Operating pressures range from 45 to 90 PSIG. The system also includes an elevated 300 KGAL (thousands of gallons) water tank in the center of the installation.

### J2.2.1.2 Inventory

**Table 1** provides a general listing of the major water distribution system fixed assets for the Youngstown ARS water distribution system included in the sale.

TABLE 1  
Fixed Inventory  
*Water Distribution System Youngstown ARS*

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Asbestos Cement Pipe	8 inch	3,360	LF	1977-1982
Asbestos Cement Pipe	4 inch	58	LF	1977-1982
Asbestos Cement Pipe	3 inch	94	LF	1977-1982
Ductile Iron Pipe	8 inch	1,530	LF	1994
PVC Pipe	10 inch	1,906	LF	1997
PVC Pipe	8 inch	25,124	LF	1997
PVC Pipe	6 inch	2,757	LF	1997
PVC Pipe	4 inch	374	LF	1997
PVC Pipe	3 inch	1,093	LF	1997
PVC Pipe	2.5 inch	196	LF	1997
PVC Pipe	2 inch	801	LF	1997
PVC Pipe	1.5 inch	3,305	LF	1997
Steel Pipe	N/A	N/A	N/A	N/A
Water Meters	1 to 3 inch	11	EA	1990's
Valve	10 inch	11	EA	1977-1997
Valve	8 inch	53	EA	1977-1997
Valve	6 inch	9	EA	1977-1997
Valve	4 inch	3	EA	1977-1997

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Valve	3 inch	10	EA	1977-1997
Valve	2 inch	8	EA	1977-1997
Valve	1.5 inch	31	EA	1977-1997
Fire Hydrants	6 inch	70	EA	1977-1997
Chlorinating Stations (1 old and 1 new)	N/A	2	EA	
Motorized valve (old chlorinating station)	8 inch	1	EA	
Motorized valve (meter pit)	6 inch	1	EA	
Elevated Storage Tanks (Total capacity in gal) with airfield obstruction lights	300,000	1	EA	1952
Ground Level Storage Tanks (Total capacity in gal)	N/A	N/A	N/A	N/A
Underground Storage Tanks (Total capacity in gal)	N/A	N/A	N/A	N/A
Wells	N/A	N/A	N/A	N/A
Potable Water Pump Station (Total hp)	N/A	N/A	N/A	N/A
Backflow Devices	N/A	N/A	N/A	N/A
Water Tank Cathodic Protection System (impressed current)		1	EA	1952

## Notes:

PVC = Polyvinyl chloride

EA = Each

GAL= Gallon

HP = Horsepower

LF = Linear Feet

## J2.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools

**Table 2** lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2

Spare Parts

Water System Youngstown ARS

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3

Specialized Vehicles and Tools

Water Distribution System Youngstown ARS

Description	Quantity	Location	Maker
None			

### J2.2.3 Water Distribution System Manuals, Drawings, and Records

**Table 4** lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4  
Manuals, Drawings, and Records  
*Water Distribution System Youngstown ARS*

Qty	Item	Description	Remarks
1 Set	Drawings	Water Distribution System	AutoCad

## J2.3 Specific Service Requirements

The service requirements for the Youngstown ARS water distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Youngstown ARS water distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

The elevated water tower shall be maintained at least half capacity and no less at all times for pressure and fire storage requirements.

## J2.4 Current Service Arrangement

Trumbull County currently provides all potable water to Youngstown ARS through the Four Township Water District. As required by this contract, the Contractor shall demonstrate the ability to meet and shall establish the Operations and Maintenance requirements to provide water service to Youngstown ARS.

## J2.5 Secondary Metering

### J2.5.1 Existing Secondary Meters

**Table 5** provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J2.6 below.

TABLE 5  
Existing Secondary Meters  
*Water Distribution System Youngstown ARS*

Meter Location	Meter Description (Type)
Bldg 120	Consumption data for reimbursement
Bldg 201	Consumption data for reimbursement
Bldg 205	Consumption data
Bldg 217	Consumption data
Bldg 219	Consumption data for reimbursement
Bldg 309	Consumption data
Bldg 402	Consumption data
Bldg 407	Consumption data
Bldg 517	Consumption data
Bldg 540	Consumption data for reimbursement
Bldg 541	Consumption data for reimbursement

### J2.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J2.6 below.

***Exception: Meters shall not be installed on existing fire suppression systems.***

**TABLE 6**  
New Secondary Meters  
*Water Distribution System Youngstown ARS*

Meter Location	Meter Description
Bldg 101	Consumption data
Bldg 104	Consumption data
Bldg 111	Consumption data
Bldg 112	Consumption data
Bldg 113	Consumption data
Bldg 126	Consumption data
Bldg 128	Consumption data
Bldg 203	Consumption data
Bldg 205	Consumption data
Bldg 208	Consumption data
Bldg 217	Consumption data
Bldg 295	Consumption data

Meter Location	Meter Description
Bldg 301	Consumption data
Bldg 302	Consumption data
Bldg 305	Consumption data
Bldg 308	Consumption data
Bldg 309	Consumption data
Bldg 400	Consumption data
Bldg 401	Consumption data
Bldg 402	Consumption data
Bldg 403	Consumption data
Bldg 407	Consumption data
Bldg 413	Consumption data
Bldg 415	Consumption data
Bldg 420	Consumption data
Bldg 501	Consumption data
Bldg 502	Consumption data
Bldg 503	Consumption data
Bldg 504	Consumption data
Bldg 507	Consumption data
Bldg 510	Consumption data
Bldg 511	Consumption data
Bldg 515	Consumption data
Bldg 517	Consumption data
Bldg 518	Consumption data
Bldg 530	Consumption data
Bldg 532	Consumption data
Bldg 533	Consumption data
Bldg 535	Consumption data

## J2.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be



submitted by the 25<sup>th</sup> of each month for the previous month. Invoices shall be submitted to:

910<sup>th</sup> AW/LG/LGC  
Attn: Phyllis Delgros  
Youngstown Air Reserve Station, Unit 25  
3976 King Graves Rd  
Vienna, Ohio 44473-5925

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25<sup>th</sup> of each month for the previous month. Outage reports shall be submitted to:

910<sup>th</sup> SPTG/CE  
Attn: Base Civil Engineer  
3976 King Graves Road, Unit 37  
Vienna, Ohio 44473-5937  
(330) 609-1060

3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all identified secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15<sup>th</sup> of each month for the previous month. Meter reading reports shall be submitted to:

910<sup>th</sup> SPTG/CE  
Attn: Base Civil Engineer  
3976 King Graves Road, Unit 37  
Vienna, Ohio 44473-5937  
(330) 609-1060

## J2.7 Water Conservation Projects

IAW Paragraph C.3, Utility Service Requirement, no projects have been implemented by the Government for conservation purposes.

## J2.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Youngstown ARS boundaries.

## J2.9 Off-Installation Sites

No off-installation sites are included in the sale of the Youngstown ARS water distribution system.

## J2.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

**TABLE 7**  
Service Connections and Disconnections  
*Water Distribution System Youngstown ARS*

Location	Description
None	

## J2.11 Government Recognized System Deficiencies

**Table 8** provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Youngstown ARS water distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through [Schedule L-2](#). Renewal and Replacement projects will be recovered through [Sub-CLIN AB](#).

**TABLE 8**  
System Deficiencies  
*Water Distribution System Youngstown ARS*

Project Location	Project Description
39 Buildings (See Table 6)	Add water meters to buildings receiving water service, but which are not yet metered.